179.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,100 / 829,100
					USE VALUE:	829,100 / 829,100
					ASSESSED:	829,100 / 829,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MODENA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSLOWSKY JOSEPH JR/ETAL
Owner 2:	KOSLOWSKY MARGARET
Owner 3:	
Street 1:	7 MODENA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1983, having primarily Clapboard Exterior and 2736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5187.000	425,600	600	402,900	829,100
Total Card	0.119	425,600	600	402,900	829,100
Total Parcel	0.119	425,600	600	402,900	829,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.08 | /Parcel: 303.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121763

GIS Ref

GIS Ref

Insp Date 08/02/18

!14104!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,600	600	5,187.	402,900	829,100	829,100	Year End Roll	12/18/2019
2019	101	FV	331,000	600	5,187.	397,200	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	331,000	0	5,187.	305,100	636,100	636,100	Year End Roll	12/20/2017
2017	101	FV	331,000	0	5,187.	287,800	618,800	618,800	Year End Roll	1/3/2017
2016	101	FV	331,000	0	5,187.	264,800	595,800	595,800	Year End	1/4/2016
2015	101	FV	326,900	0	5,187.	247,500	574,400	574,400	Year End Roll	12/11/2014
2014	101	FV	326,900	0	5,187.	227,900	554,800	554,800	Year End Roll	12/16/2013
2013	101	FV	326,900	0	5,187.	227,900	554,800	554,800		12/13/2012

PRINT

Date	Time
12/11/20	03:58:58

LAST REV

Date	Time
08/09/18	11:02:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES AGNELO	24829-503		8/31/1994		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	121763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/1999	118	Addition	37,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	PH	Patrick H
12/16/2008	Measured	345	PATRIOT
3/6/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5187		Sq. Ft.	Site		0	70.	1.11	6									402,928						402,900	

Total AC/HA: 0.11908 | Total SF/SM: 5187 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,928 | Spl Credit | Total: 402,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10771573
Const Adj.:	1.00289965
Adj $ / SQ:	138.866
Other Features:	81459
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490377
Depreciation:	64730
Depreciated Total:	425647

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

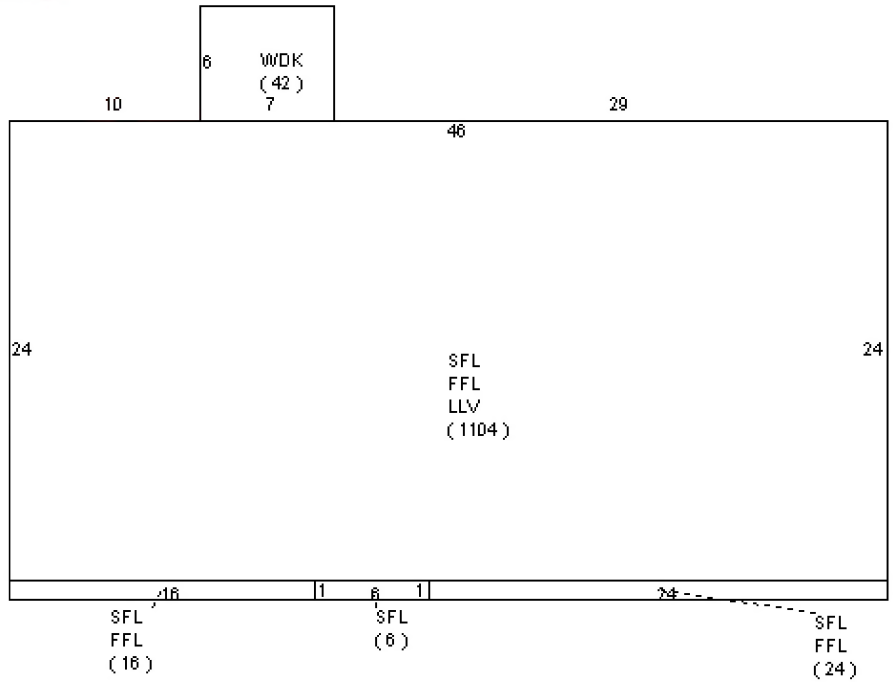
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.87
Special Features:	0	Val/Su Net:	123.72
Final Total:	425600	Val/Su SzAd	185.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,150	138.870	159,696
FFL	First Floor	1,144	138.870	158,863
LLV	Lower Level	1,104	81.240	89,685
WDK	Deck	42	16.050	674

Net Sketched Area:	3,440			Total:	408,918
Size Ad	2294	Gross Are	3440	FinArea	2736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	12x12	A	AV	1995	4.85	T	19.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600